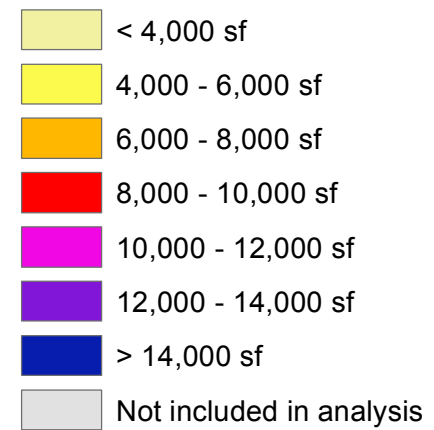


PA2011-141  
R-1 and R-2 lot sizes



Materials Received  
Item No. 3b  
2808 and 2812 Ocean Boulevard Lot Merger  
PA2011-141

Comparison of Lot Sizes

Property	Total Area (approximately)	Width (at widest point)
R-1 Zoning District Interior Lot Standards:	5,000 sq. ft.	50 feet
2808 Ocean Blvd.	7,217 sq. ft.	40 feet
2812 Ocean Blvd.	6,483 sq. ft.	40 feet
Proposed Merged Lot	13,699.58 sq. ft.	80 feet
Comparable Properties Adjacent to the inland side of Ocean Blvd.		
2900 Ocean Blvd.	13, 326 sq. ft.	66 feet
2908 Ocean Blvd.	10,049 sq. ft.	78 feet
3222 Ocean Blvd.	14,579 sq. ft.	111 feet